

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3480  
(WINSTON SALEM BUSINESS ADVENTURES, LLC)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to HB (Highway Business) is generally consistent with the *Legacy Comprehensive Plan*'s recommendations to encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. Furthermore, the *Northeast Suburban Area Plan Update (2017)* calls for creation of new commercial opportunities and the improvement of existing commercial areas that blend with existing development and do not negatively impact nearby neighborhoods. Therefore, approval of the request is reasonable and in the public interest because:

1. The proposed zoning is consistent with the adjacent properties that are currently zoned HB
2. The area to the east of the parcel will maintain the RS9 zoning of adjoining parcels; and
3. The site has access to water and sewer with good road access and is suitable for a variety of residential and commercial uses.